

Planning Commission Public Hearing Staff Report

September 20, 2007



Case:	8447
Project Name:	Blankenbaker Parkway Designation
Location:	Blankenbaker Parkway within Louisville Metro
Request:	Approval as a Designated Parkway – Chapter 10, Part3
Jurisdiction:	Louisville/Jefferson County Metro
Council District:	20 - Stuart Benson
Case Manager:	Nancy Braxton-White, Planning Coordinator

Request

Request for a Parkway Designation in accordance with Chapter 10, Part 3 of the Land Development Code for the existing and non-constructed sections of Blankenbaker Parkway within Louisville Metro beginning at the intersection of Taylorsville Road and continuing in a northerly direction to the city limits of Jeffersontown, Kentucky. The approximate length of the proposed designated parkway is 1 ¾ miles.

Staff Recommendation

Staff recommends approval of Blankenbaker Parkway as a designated parkway in accordance with Chapter 10, Part 3 of the Land Development Code for the section beginning at the intersection of Taylorsville Road and continuing in a northerly direction to the city limits of the City of Jeffersontown, Kentucky.

Case Summary / Background

PDS staff received a resolution (no. 179, Series 2006) from the Louisville Metro Council requesting that Blankenbaker Parkway be designated as a parkway in accordance with Chapter 10, Part 3 of the LDC. Currently, there are two sections of Blankenbaker designated as a parkway; the northern section near Shelbyville Road within the City of Douglass Hills and the section south of I-64 within the City of Jeffersontown. The Planning Commission through policies adopted in 1992 has requested the use of parkway setbacks and buffers on new plan certain development along most of Blankenbaker Parkway.

The current parkway requirements are as follows:

Table 10.3.1

Type of Development	Required Setback	Required Buffer Area	Required Landscaping
Single Family Residential	75 feet	50 feet	1 Type A tree for each 40 feet of road frontage.
Multi-family Residential	75 feet	50 feet	1 Type A tree for each 40 feet of road frontage and a visually continuous berm as needed to screen the vehicle use area with an average height of at least 3 feet and shrub massings on or fronting the berm with at least 1/3 of the frontage length planted.
Nonresidential	30 feet	30 feet	1 Type A tree for each 40 feet of road frontage and a visually continuous berm as needed to screen the vehicle use area with an average height of at least 3 feet and shrub massings on or fronting the berm with at least 1/3 of the frontage length planted.

*Note:
The
Required
Buffer
Area is
located
within
and is
part of
the
Required
Setback.*

Chapter 8 (sign regulations) parkway signage requirements:

8.6.2 Outdoor Advertising Signs Location Limitations For Parkway And Scenic Corridors

No billboards, temporary, portable or outdoor advertising signs (such as signs located on transit benches) shall be permitted on any property or within any development site or parkway buffer adjacent to a designated parkway or scenic corridor.

8.6.3 Freestanding Business Sign Restrictions For Parkway

Note: When the Form District Regulations are more restrictive then they shall supersede the requirements of [Table 8.6.1](#).

Table 8.6.1

Freestanding Business Sign Restrictions for Designated Parkway

Use and Road Frontage	Height	Area
Commercial and Industrial with frontage amount listed below:		
< 450 feet	6 ft.	60 S.F.
Over 450 feet	9 ft.	72 S.F.
Over 600 feet	12 ft.	81 S.F.
Office and Institutional	6 ft.	32 S.F.
Over 600 feet	6 ft.	60 S.F.
Multi-Family Residential	6 ft.	6 S.F.

The portion of this stretch of Blankenbaker Parkway that is non-residentially zoned would be subject to the non-residential 30-foot setback and the 30-foot buffer and landscape requirements of the parkway standards.

The portion of Blankenbaker Parkway that is residentially zoned would be subject to the 75-foot setback and the 50-foot buffer and landscape requirements of the parkway standards.

Existing development would be required to meet the setback and buffer requirements if it is expanded by more than 50 percent or if an existing structure is demolished and the site is rebuilt. All new development would be required to meet the parkway standards.

The proposed construction plan for the southern portion of the unimproved section of Blankenbaker Parkway shows a proposed sound barrier wall in the right-of-way that will be constructed by the Kentucky State Highway Department. This wall, requested by the adjoining property owners, is adjacent to single family residential lots on the east side in Landherr Estates and a multi-family development on the west side called Deer Creek Patio Homes. Each of these developments has an existing 30-foot Landscape Buffer area adjacent to the Blankenbaker Parkway right-of-way.

Note: The following information represents staff analysis of the subject property with respect to site inspection/observation, sound planning practices, and adopted policies and regulations of the jurisdiction. Materials submitted by the applicant or their representative prior to the deadline for filing information related to cases docketed for this hearing were reviewed and specifically applied in the staff review of this request. The board is advised to consider this staff report as well as new information introduced at the hearing in formulating their decision.

Staff Findings

Relationship to Comprehensive Plan - Cornerstone 2020 Plan Elements:

Guideline 3 Compatibility:

The parkway designation will help to increase the visual character of the roadway.

Guideline 8 Transportation Facility Design

The parkway designation will increase the overall character of the Blankenbaker Parkway corridor as well as increasing the network of designated parkways and scenic corridors within the community.

Guideline 13 Landscape Character

The parkway designation will increase the landscape character along the Blankenbaker Parkway as well as enhancing the streetscape.

Attached Documents / Information

- Map of Blankenbaker Parkway with the existing and proposed Parkway Designation and the Metro Louisville boundary labeled
- Aerial photo of the Blankenbaker Parkway area
- Zoning Map of the Blankenbaker Parkway area

Notification

This proposal was noticed in accordance with Chapter 10, Part 3 of the LDC.